

Article - Real Property

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§4–203.

(a) “I hereby assign the within mortgage to the assignee,

Witness my hand this day of

(b) “I hereby release the above (or within) mortgage (or deed of trust).

Witness my hand this day of

(c) “I hereby certify, under penalties of perjury, that the within (or attached) note(s) are the only original note(s) secured by a deed of trust recorded among the Land Records of in Liber Folio, and that I received the said note(s) from (here enter name of holder) after satisfaction of the debt secured thereby.

.....(Affiant)”

(d) “Certificate of Satisfaction

Know All Men By These Presents:

That does hereby acknowledge that the indebtedness secured by a certain deed of trust/mortgage made by and dated and recorded among the Land Records of County/City, Maryland in Liber No., Folio has been fully paid and discharged, that was, at the time of satisfaction, the holder of the deed of trust note/mortgage, and that the lien of the deed of trust/mortgage is hereby released.

Witness the hands and seals of the holders of the said deed of trust note/mortgage this day of, 20....

In witness whereof, the holder of said deed of trust note/mortgage has caused this instrument to be executed on its behalf by its agent this day of, 20....

Attest:

..... (Seal)
..... (Seal)
State of, County of, To Wit:

I hereby certify, that on this day of, 20..., before me, the subscriber, personally appeared (who acknowledged ...self to be the agent of) the holder of the deed of trust note/mortgage referred to above and that executed the foregoing certificate of satisfaction for the purposes therein contained (by signing the name of as its agent) and that the facts set forth therein are true.

Witness my hand and notarial seal.

.....
Notary Public

My Commission expires:"

(e) "Certificate of Partial Satisfaction or Partial Release

Know All Men By These Presents:

That does hereby acknowledge that a certain deed of trust/mortgage made by and dated and recorded among the Land Records of County/City, Maryland in Liber No. Folio has been partially satisfied or partially released by the holder of the deed of trust/mortgage, and that the lien of the deed of trust/mortgage is hereby released as to the following described property.

Description of property released:
.....
.....
.....

Reserving, however, the lien of the deed of trust/mortgage on all property described in the deed of trust/mortgage which has not been herein nor heretofore released.

Witness the hands and seals of the holders of the said deed of trust/mortgage or agent or trustee of the holder this day of 20....

Attest:

..... (Seal)
..... (Seal)

State of, County of, to wit:

I hereby certify, that on this day of, 20..., before me, the subscriber personally appeared (who acknowledged self to be the agent of) the holder of the deed of trust/mortgage referred to above and that executed the foregoing certificate of partial

satisfaction or partial release for the purposes therein contained (by signing the name of as its agent) and that the facts set forth therein are true.
Witness my hand and notarial seal.

.....
Notary Public

My Commission expires:”

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